

Francis City Council Meeting
Thursday, October 8, 2015 7:00 pm
Francis City Community Center
2319 South Spring Hollow Rd.
Francis, Utah 84036

Attending: Mayor R. Lee Snelgrove, Councilmembers Matt Crittenden, Byron Ames, Jeremie Forman, Shana Fryer, City Recorder Suzanne Gillett, City Attorney Kraig Powell, City Engineer Scott Kettle, and City Planner Marcy Burrell

Others Attending: Trent Martinez, Paul Watson, Rex Campbell

Welcome, Introductions, & Pledge of Allegiance—The Mayor welcomed all of those in attendance. He then asked Councilman Crittenden to lead in the Pledge of Allegiance.

2. Public Comment—The Mayor opened the meeting to the public. There was no public comment.

3. Discussion, Updates and Approval on Potential Action Items--

A. Amend Spader Subdivision—The Mayor turned the time over to Planner Burrell. She explained that Spader's purchased Dmitry's property so they are changing the subdivision from an 8 lot to 12 lot. She explained everything that was going on with the property and that it is allowable with the zoning of the property.

There were two items they would like some input on. First, will you allow the lot changes? Second, they would need to amend the annexation agreement now that the layout has changed and there are more lots, so do they want to charge more on the annexation agreement? Planner Burrell said that she counts seven lots.

Councilmember Forman informed everyone for the record, he has done work in the past for Trent Martinez and he is currently working for Trent Martinez now. So, he was abstaining from voting and giving an opinion on this.

The Mayor wanted to know if Council was willing to amend the annexation agreement for more lots. Councilmember Ames said it makes a more unified look, and he didn't have a problem with it. Trent jumped in and explained why they wanted to buy Dmitry out and it makes everything look better. Councilmember Ames feels that he doesn't need to pay more on the additional lots. Council agreed that they were ok with the extra lots.

Does the number of lots change the annexation fee? Councilmember Crittenden feels that they should have to pay on the extra lots. He explained his feelings to the Council and why he felt the way he did. He feels the city needs to be consistent. His personal feeling is that they do it per lot and that the city should stay consistent.

The Mayor explained that the annexation fees would be discussed later in the meeting, but he explained why they charged the fees that they did and what those fees actually paid for.

Attorney Powell explained that staff and the Mayor discussed this in staff meeting and they all feel that we need to have clear set amounts. He said he feels that this annexation should really be passed tonight.

Councilmember Crittenden said that he feels that they should pay \$1,000 on each lot.

Councilmember Crittenden made the motion to amend the annexation from four lots to seven lots. At the same price of \$1,000 per lot. Councilmember Fryer seconded the motion. The Mayor aye, Councilmembers Fryer, Ames and Crittenden Aye. Councilmember Forman abstained. Motion passed.

B. Reinstate Jill Jacobson, Planning Commission Chair--The Mayor explained everything that needed to be done if the Council wanted to re- instate Jill Jacobsen.

Councilmember Ames made a motion to approve Jill Jacobson with her term ending December 31, 2017. Councilmember Crittenden seconded the motion. All voted in favor, motion passed.

4. Public Hearings---Preliminary Spader Subdivision---Planner Burrell informed Council that the zoning is still good and that there are only 12 lots so they don't need an egress. She reviewed all of the conditions that the Planning Commission had discussed. They wanted to make sure they have a city easement if the property behind them was developed, they would like to have a traffic study done, and a storm drain on the main road along with all other conditions on the preliminary plat. These were most of the conditions on the Preliminary, but it will have to go back to Planning Commission for final.

The Mayor opened the meeting to the public. No comment, he closed the public hearing. There was a brief discussion on the road study.

Councilmember Crittenden made the motion to approve the preliminary plat with the condition of going back to the Planning Commission. Councilmember Ames seconded the motion. All voted in favor, except for Councilmember Forman, once again he abstained.

5. Discussion, Updates and Approval on Potential Action Items

A. Consider for further consideration Annexation of Uinta Shadows II—Planner Burrell explained where the property was at. She also explained the entire history of the subdivision and why they had been denied in the past. The main concerns they have at this point are that they don't know how the other home owners feel, the well services those three homes. All the other issues that they have had in the past have been resolved.

Councilmember Crittenden wanted to know what the requirements were if they were on a well and septic, would they have to be hooked up to the city utilities. Rex Campbell said that is what they would like to do, hook on to the city utilities.

Attorney Powell took an aerial photo on the computer and it showed where the properties were. The point he is trying to make is that they are all lots in a recorded subdivision. What would be interesting would be they are already in a subdivision. He ran some numbers to see if that would leave an unincorporated peninsula, because you can't have that.

Engineer Kettle explained how the well would affect things. He said there was a couple of different options. You could take everyone in whether they wanted to or not. Or, they could stay on the septic until they needed to update, the city would not allow another septic tank to be put in.

The Mayor said that the question tonight is whether or not they want to move forward. Attorney Powell explained how the process worked.

Attorney Powell wanted to make the Council aware that they had met with the county today on Stewart Ranches. He explained that they came to the city many years ago and the city denied them and said they did not want to annex them. They have been processing their development in the county. They have over 100 acres, but one of the concerns the city has is they want 19 lots with each lot to have its own well and septic tank which could drastically affect the city water system. They are in a pretty strong position and the county is in the process of processing their application. He feels that if it is beneficial to Stewart Ranches it would be less expensive for them to connect to the city systems. Attorney Powell wanted to make the Council aware of the project.

Engineer Kettle explained what he remembered had gone on in the past with Stewart Ranches. He explained that the county sent this information to the city and asked for their input. Stewart Ranches will greatly impact the city.

Rex Campbell said they would be willing to talk. Engineer Kettle tried to explain some of the reasons why it would be good if they were in the city. Attorney Powell said that a lot of this would be open space.

Councilmember Forman feels that it would be wise for the city to have some say, it affects the city more than the county. He feels that they should discuss it in more detail at a later date.

Councilmember Forman made a motion to approve the Uinta Shadows II petition for annexation with the existing three homes excluded from the annexation and fees will be decided at a later date. Councilmember Crittenden seconded the motion. All voted in favor, motion passed.

B. Ordinance 2015-08 Municipal Telecommunications Tax---Attorney Powell explained this is an Ordinance as written and prepared. He reviewed the Ordinance with the Council and explained what it meant and that the State Tax Commission is waiting on this letter. It is due immediately.

Councilmember Fryer made the motion to pass ordinance 2015-08. Councilmember Ames seconded the motion. The Mayor voted aye, along with Councilmembers Ames, Fryer, Forman and Crittenden. Motion passed with all in favor.

C. Ordinance 2015-09 Municipal Energy Tax—Attorney Powell explained this Ordinance to everyone and how it would be applied. The letter for this one is also due immediately.

Councilmember Ames made a motion to pass Ordinance 2015-09. Councilmember Crittenden seconded the motion. Roll call vote with everyone voting aye. Motion passed.

D. Sewer Update---Liner in pond 1 is about done and they are working on ponds 4 and 5. A payment for \$843,576.25 will need to be approved tonight on the check register.

E. Mountainlands “Consolidated Plan Update”—Engineer Kettle explained that each year Mountainlands likes to get an update of what we think and how we rate the city services that we provide. Engineer Kettle reviewed with the Council the rating sheet. (See attached)

F. Annexation Fees discussion—The Mayor said that they will postpone this so he can get with Engineer Kettle and see what would work the best. Discuss annexation fee next month.

G. Letter in Packet---Planner Burrell explained that she has heard everyone say we need commercial, commercial, commercial. She has been working with Jeff from the county and Francis does not have anything in their code stating what it is we actually want. She has spoken with the Heber Planner and reviewed some of the things that they discussed. (See attached).

She feels that we have a unique opportunity because we don’t have a main street. She explained all of the options that she has come up with and she would like to know what direction the Council would like her to move forward in.

She had a letter written to the U of U with a proposal to have some of their students going into planning come up with some design plan. She explained exactly what it was she was looking for and asked the council their thoughts on it. She also explained that Civil Solutions Group would come up with a visual preference survey and they would help write an Ordinance and things to create a design criteria. Their bid was \$7,500. Additional items would be around \$2,000 extra. She asked the Council how they felt.

Councilmember Forman said that he feels it is something that he has talked about for quite some time. Councilmember Crittenden and Ames feel like it is a good idea also.

Engineer Kettle said that Heber feels that their codes are a little too restrictive right now and that’s why they are working on this as well.

Council decided that it would be best to send the letter to the U of U first and see what the response is.

H. Steve Brown Books—Planner Burrell explained how this was going. Steve Brown purchased an additional 13 books, but she feels bad that he paid for them. The Council decided that the city should pay for them and not Steve.

I. Frontier Days Update—Brief discussion

J. Codification—Nuisance Weeds/Enforcement----The Mayor explained what and where the problems are. He explained if you look at current code it just talks about junk yards. Attorney Powell reviewed what he had done for our new codification and read and reviewed how the new code would read. Attorney Powell’s question is, does the city want to write something up on this. The Mayor said that there are some homes that just will not clean up there junk, but at the same time in some places we are portraying an image. There was a lengthy discussion. Council decided to send to the Planning Commission for them to review.

Attorney Powell then reviewed Health and Safety codification and discussed a little of that with the Council.

K. Water Bills—Renter/Owner---Councilmember Crittenden explained that we have issues with the water bills not being paid because it was in the renters name and not property owners. He feels that the bill needs to stay in the property owner's name. Council agreed.

6. Council Business

A. Council Reports--- Wild Willow Halloween—Councilmember Ames spoke to Craig Marsing the homeowner's president with Wild Willow to see if they would help with the costs of patrolling traffic on Halloween. They have the money, but don't feel like they can allocate that without the homeowners voting on that. He was told that the city can put up a sign saying road closed and help divert traffic, but that is all the city can do at this point.

Woodland Hills Mutual Water Company---Councilmember Crittenden would like to meet and listen to the Woodland Hills shareholders. The Mayor would also like to have something official on the fire flow. He would like to know how much time before this is resolved. They will try for the 9th of November to have their meeting

B. Planner Reports---Planner Burrell informed the Council that Eastern Summit County is having a meeting on October 22 at 6:00 p.m. at the Middle School in Coalville. She explained how to read the map and what they are planning on doing. Another meeting will be on November 5th in Kamas.

C. Mayor Reports---None

D. Financial & Upcoming Events—None

E. Report and Approval of Bills Paid—*Councilmember Fryer made the motion to pay check register for Sept. 11 to Oct. 8, 2015. Councilmember Ames seconded the motion. All voted in favor and the motion passed.*

F. Approval of Minutes from September 10, 2015—*Councilmember Ames made a motion to approve the minutes as amended. Councilmember Fryer seconded the motion. All voted in favor, motion passed.*

Councilmember Ames made a motion to go into executive session and Councilmember Forman seconded the motion. All voted in favor and the motion passed.

7. Closed Executive Session (Pending Potential Purchase & Litigation Update)

Councilmember Ames made a motion to go back to regular session and adjourn. Councilmember Forman seconded the motion. All voted in favor motion passed and meeting adjourned.

Minutes accepted as to form this _____ day of November 2015.

Mayor R. Lee Snelgrove

City Recorder Suzanne Gillett